

**Washington County Land Use Authority Meeting  
September 14, 2010  
(Recording available)**

The Washington County Land Use Authority Meeting was held on Tuesday, September 14, 2010 at the Washington County Administration Building, 197 E. Tabernacle, St. George, Utah. The meeting was convened at 1:30 p.m. by Chairman Mike Stucki. Commissioners present: Joann Balen, Doug Wilson, Dave Everett and Rick Jones. Also present: Deon Goheen, Planning & Zoning Administrator; Rachelle Ehlert, Deputy Attorney; Kurt Gardner, Building Official; Todd Edwards, Public Works Engineer; and Darby Klungervik, Planning Secretary.

Excused: Julie Cropper, Kim Ford, John Willie and Debora Christopher

Audience attendance: Monte Kester, Connie Misket, Laura Wise, Jon Jensen, Michael Purdy, Kim Hafen, and Cimarron Chacon

Chairman Stucki led the audience in the Pledge of Allegiance and explained meeting protocol.

**Item #1. STAFF COMMENTS** Review staff comments for each item listed below. Staff initiated

**Item #2. ORDINANCE AMENDMENT** Consider an approval on an amendment to the Washington County General Plan by adopting the public lands portion of the General Plan and maps. County initiated.

The Planner said John Willie has presented all the materials on the General Plan for the public lands portion reviewing Section I. Introduction to the General Plan; Section II. General Information regarding Public Lands in Washington County; Section III. The Bureau of Land Management; Section IV. The National Forest; Section V. Zion National Park; Section VI. School and Institutional Trust Lands; Section VII. General Information regarding Private Land in Washington County; and Appendix I. General Analysis of Each Wilderness Area, Community Maps and General Plan Map. This has been properly advertised and effected entities notified. The public hearing was closed and the action item was tabled for further review of comments. The planning commission will need to make facts and findings recommending approval to the County Commission. This will go before the County Commission on September 21, 2010.

The commission discussed waiting for the Conservancy District's comments and decided to just make the motion subject to that review.

There was some discussion on Babylon Road and the planner explained that it is on the map as a county road, but it is not listed as a transportation road. It is a BLM sixty (60) foot right of way right now; it is a special use road. Sixty (60) foot is the designation based on use.

Facts/findings:

- This amendment updates, corrects and clarifies the existing General Plan
- A public hearing was held, which was properly advertised, and the public comments were incorporated into the plan

**Motion was made by Commissioner Balen to recommend approval on an amendment to the Washington County General Plan, subject to the misdirected comments being reviewed**

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**by either the Planning Commission or the County Commission, based on the facts and findings. Commissioner Jones seconded the motion, with all four (4) commissioners voting aye.**

**Item #3. CONDITIONAL USE PERMIT EXTENSION** Review progress on exceptions to height limitations and installation of a 2nd 196 foot steel lattice tower at the BLM Blackridge site, within the OSC zone, off I-15 at Exit 36. Verizon Wireless, applicant.

The Planner explained this is the 2<sup>nd</sup> extension review and communication towers are conditionally approved within the OSC-20 zone. As previously reviewed, the applicant submitted a site location plan and photos of a tower located near this site that will be duplicated. The commission addressed exceptions to the height limitations, approving conditionally the extra 96' feet needed for the 196' tower. The application met the requirement for collocation and accessory equipment shelters will be reviewed by the Building Department. This application also meets the requirement for a "lattice type" tower and there was no need to create a "fall" zone. This property is located a great distance from private property or developed areas, with the leased area being 75' x 75' and the tower being centrally located. The applicant is present to provide an update. .

Connie Misket, representing Verizon Wireless, said they plan to begin construction in 2011. They have not built it yet due to the budget.

Jonathan Jensen, representing Bob Anderson of Kolob development, said Bob has invested a lot of time into this development. There is already an existing tower and the height is a little scary; it encumbers the view, as well as the property value. He included Kolob development does not want to see a second tower with an additional 96' in height go up. Kolob development is about 1000' from the tower site. He distributed pictures to the commission and said everyone in Kolob Development has to look at the tower. He included he understands the use has already been approved; they just want to be on record in opposition to it.

The Chairman said he realizes the tower is very visible; however, the commission was also chastised because of the lack of cell phone service in the area. The commission discussed the height and whether a light was required.

Connie Misket said although she can not be positive, she does believe the original tower is also 196 feet.

**Motion was made by Commissioner Everett to recommend approval of the installation of a 2nd 196 foot steel lattice tower at the BLM Blackridge site, subject to the county receiving a copy of the information regarding lighting from the FAA, for a period of one (1) year. Commissioner Jones seconded the motion, with all four (4) commissioners voting aye.**

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**Item #4. CONDITIONAL USE PERMIT EXTENSION** Review progress in establishing a private recreation area and facilities on 30.06 acres within the FR-5 (Forest Residential 5 acres) zone, generally located south of Pine Valley Townsite. Lester Wittwer Investment Co./Shayne Wittwer, applicant.

Chairman Mike Stucki declared the applicant is a cousin of his.

The Planner informed the commission that this is an automatic annual review. As previously reviewed, this is on the slopes south of town and the meadows in this area have a high water table, so the Wittwer family is proposing a private recreation area to build a maximum of five (5) cabins on higher ground. They have one (1) existing cabin, so the total number meets the FR-5 density requirements on 30 acres. The conservancy district letter approved density for septic tanks, which should be issued at the time building permits are obtained. The Pine Valley Water Company has indicated the ability to serve this area. Fire hydrants will need to be located within 250' of these dwellings. As noted before, these types of uses are conditionally approved within the Forest Residential Zone.

Shane Wittwer, applicant, explained they are moving ahead with this project and are close to completion. They have put in a twenty five foot road, a new water line from Pine Valley Water Company and underground utilities from Dixie Escalante. They are hoping to build a couple of cabins in the next few years, but nothing is planned for this year. He included they worked closely with the fire department in placing two fire hydrants on the property.

Todd Edwards, County Engineer, said the applicant did put in a ten inch water line, so it has much better protection than it did previously. He added the road is actually a private drive, but the county wanted to make sure it was adequate to get a fire truck in.

Shane Wittwer said the development has had very little impact on the land; they still see deer on the property. Pine Valley Water Company had them change the water line from 100 south to their property line and now all eight cabins that sit along that road have an eight inch water line. Pine Valley Water was happy to have the water line changed at someone else's expense.

**Motion was made by Commissioner Balen to recommend approval of the private recreation area and facilities, for a period of one (1) year. Commissioner Everett seconded the motion, with all four (4) commissioners voting aye.**

**Item #5. CONDITIONAL USE PERMIT EXTENSION** Request permission for endurance mountain bike racing, "Frog Hollow Event", on Sheep Bridge Road, generally located between Virgin and Hwy 59 east of Hurricane, October 9, 2010, 6 hour event and November 6<sup>th</sup> & 7<sup>th</sup>,

2010, 24 hour event, a portion within the County unincorporated area. GRO-Promotions, LLC/Cimarron Chacon, applicant.

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The Planner said this is an automatic annual review at this location. The event will be along the Sheep Bridge Road. This event is sponsored by GRO-Promotions for endurance mountain bike racing and will host both a 24 hour and 6 hour race on a 13 mile course. The race will begin at 10 am on Saturday and end at 10 am on Sunday. These types of events are reviewed conditionally at a public meeting to ensure that citizens have the opportunity to comment on the application. The applicant may need a liability insurance policy in place, listing Washington County or Virgin Town as a beneficiary. They are expecting 100 - 24 Hour Event Teams and a total number of 400 people to host. Porta Potties will be based on the numbers in attendance. The applicant has updated their application with SITLA and BLM for this activity. The sheriff's office is working with the applicant to provide deputy services for the event and cell phones will allow for communication to emergency response with Hurricane as the provider.

Cimmaron Chacon, representing Gro-Promotions, said they had eighty (80) participants and 150 attendees last year, of which about eighty (80) percent were from out of town. She explained they have a five year permit from the BLM which requires them to have the events on separate days, a minimum of thirty days apart. They chose October 9<sup>th</sup> because it was a free weekend and they try not to conflict with other events in the county. She said the trail is closed to the public during the event for their safety, as well as a portion of Sheep Bridge Road. They anticipate 250-300 people for the twenty five hour event. She included they do have insurance in place that does name Washington County as additionally insured. Porta potties, dumpsters and recycle bins are provided. Emergency services are provided by Hurricane and they did not have any incidents last year.

They discussed the road closures and it was decided that closing a portion of Sheep Bridge Road would not be a problem.

**Motion was made by Commissioner Wilson to recommend approval of the endurance mountain bike race, "Frog Hollow Event," subject to the applicant providing the county with a copy of the liability insurance. Commissioner Balen seconded the motion, with all four (4) commissioners voting aye.**

**Item #6. CONDITIONAL USE PERMIT EXTENSION** Review extension on a sales office for the Kolob Ranch development on the west side of the freeway at the Kolob Exit off Interstate 15. Kolob Development, Inc./Robert Anderson, applicant

The Planner informed the commission that this is an automatic annual review, although previously, this approval lapsed, due to a lack of representation, it was renewed last year. This is a use which was approved annually since 1990 and runs with the development, until the lots are sold, as it is a project sales office. The manager was invited to attend the meeting and a representative is present for an update on the improvement and a time line on lot sales.

Laura Wise, representing the Kolob Development, said they have fifty two lots left to sell and they would like to continue using this building to sell lots.

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**Motion was made by Commissioner Balen to recommend approval of the Conditional Use Permit extension for a sales office for the Kolob Ranch development, for a period of one (1) year. Commissioner Everett seconded the motion, with all four (4) commissioners voting aye.**

**Item #7. CONDITIONAL USE PERMIT** Request permission to locate an office trailer, gas storage, and porta potties near an approved staging area for pipe storage yard for UNEV Pipeline on 2 acres of the Bowler arena property in Veyo. Sterling Construction Management, LLC/Monte Kester, Business Development agent.

The Planner noted this is an expansion of the 2<sup>nd</sup> extension and the applicant previously showed there was a need for a staging area in the County and the ideal location is the Bowler property in Veyo, which was previously used by IPP, Kern River and UNEV Pipeline. They have a lease agreement with Carl Bowler for the period of one (1) year on an annual basis. In order to have electricity for the office trailer, they have submitted an expansion of use to the Bowler arena property approximately one-half mile east of the staging area.

The commission discussed this use with the applicant, Monte Kester, and had some concerns about it being in place prior to being approved. Although the applicant has met the requirements of the Public Works department, the Planning Commission still had some safety concerns. Some of their concerns included: fire danger, dust control, the depths of the containment equipment and the risk of leakage knowing there is a water source nearby.

**Motion was made by Commissioner Everett to table this item until the applicant provides the information necessary to ensure the safety of the residents. Commissioner Balen seconded the motion, with all four (4) commissioners voting aye.**

**Item #8. CONDITIONAL USE PERMIT** Request permission to build the Gunlock Filter Station generally located one mile south of the Gunlock Reservoir. Washington County Water Conservancy District/Doug Wilson, applicant

Commissioner Wilson declared a conflict of interest.

The Planner said the WCWCD proposes to install a 19' x 27' concrete filter station building on BLM administered land. The building will house five 14-inch Amiad filters which will remove leaves, sediment, and algae from the irrigation water. This system will not require any chemical treatment. The pad elevation will set at 3449.50 in order to obtain 30 psi at the filter station. This pressure is required in order for the filters to function properly. When the Gunlock Reservoir is at the conservation pool elevation of 3540, less than 24 cfs will be conveyed through the 30" pipe. Public utilities are conditionally approved within the OSC-20 zone

Doug Wilson, representing WCWCD, explained this filter station is to clean water from Gunlock Reservoir running to the Santa Clara pipeline and it will also filter water for Ivins. The filter

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station consists of five (5) filters and it is coming off a 30" irrigation line. The facility does need power and pressure which is why this location was selected. They intend to build a concrete structure with stucco, painted to match the surrounding area, likely a sandstone color. There will be a little bit of drainage, possibly 100 gallons a minute during each flush and he showed on a map where that drainage will go. They are in the process of obtaining BLM permits. It has been cleared archeologically, biologically and through the EIS process. The BLM requires approval of the local government. In response to the commission, he said they will rarely need to clean the containment area because they take water from the middle of the reservoir which is fairly clean.

Todd Edwards, County Engineer, said Public Works will require an encroachment permit. They would like it to be painted a sandstone color. Public Works would like updated drawings to show where the drain line will run; the current drawings show it in the right-of-way. Also, he added they will need to obtain a BLM permit prior to beginning any construction.

**Motion was made by Commissioner Everett to recommend approval of the Conditional Use permit, subject to the applicant obtaining an encroachment permit, for a period of one (1) year. Commissioner Jones seconded the motion, with all three (3) commissioners and the Chairman voting aye.**

**Item # 9. PRELIMINARY APPROVAL** Consider preliminary plat approval for Pine Valley Estates, 11 lots, 33.977 acres, Section 15, T39S, R15 W, SLB&M, generally located south of Aspen Meadows Subdivision in Pine Valley. Kent Sunberg, applicant.

The Planner explained that the developer has submitted the Pine Valley Estates subdivision for commissions review after almost 4 years of review at the staff level. The platting includes a vicinity map, drainage, description and all other requirements for preliminary approval. All "will serve" letters from utility companies have been submitted and a letter from the Southwest Utah Public Health Department stating feasibility on water and septic. The developer will develop the roads using County Standards, which will inter-loop with access off 3rd West in Pine Valley. An alternative pathway is being considered, other than sidewalks on both sides of the road.

Kent Sundberg, applicant, said he has been working on this for four years. He said one lot is one and a half acres, the rest are two and a half acres. He said they have made many changes since they originally started. Some changes were made regarding the lot size for septic density. Pine Valley community council did not want a PUD, which was originally proposed. He showed the existing water tanks on a map and said he has entered into an agreement with Pine Valley Water Users Association to remove the two old tanks and put in one new 250,000 gallon tank. The state requires 1000 gallon a minute water flow for fire protection and at the top of our project we will have 2700 gallons a minute. They will also put in a new 10" pipeline. Mr. Sundberg proposed a six foot wide sidewalk instead of the traditional sidewalk. He showed the commission the preliminary map and said the yellow areas are the buildable areas without being subject to the hillside ordinance. The County required septic test on every lot. Robert Beers of Southwest

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Public Health inspected it. Pine Valley Water Users will provide water. The closet existing lot below these should be 200-300 feet away.

The Planning Commission, County Engineer and staff reviewed the map. They discussed his options for sidewalks at great length. They agreed it must meet all subdivision requirements including curb, gutter and sidewalk on both sides.

**Commissioner Balen approved the preliminary plat for Pine Valley Estates based on the recommendations of the Planning Commission to work with the County Engineer on the right of way and the roadway. Commissioner Everett seconded the motion, with all four (4) commissioners voting aye.**

**Item # 10. PUBLIC HEARING** Open hearing for a plat amendment approval for Lava Ridge 2nd Amended, generally located along 500 North in Veyo. Trudy Thurgood, applicant and Mike Purdy, agent.

The Planner reminded the commission to open a public hearing as referenced by State Code, whereas, notice of hearing to consider approval of a subdivision plat amendment was sent by mail to property owners in this subdivision and within a proximity to the property as defined by local ordinance ten days before the hearing.

Chairman Stucki opened the public hearing at 3:15 pm.

The Planner said the applicant has submitted an amended plat and public notice was given that the Washington County Land Use Authority will hold a hearing on a subdivision plat, Lava Ridge Subdivision 2nd Amended, to create an additional lot 6A and lot 6B, which meets the requirement of the Zoning Ordinance for at least 1 acre parcels. The rest of the subdivision is to remain the same as shown of the original recorded plat. The applicant has submitted will service letters on power, phone, and water, plus a letter of septic feasibility from the Southwest Utah Public Health Department.

Trudy Thurgood, applicant, informed the commission that they bought this parcel thinking it was a legal lot but it is a n illegal lot split. She is just trying to make it a legal lot to sell it. She currently has power of attorney for her son in law.

With no further comments from the public the Chairman closed the hearing at 3:20 pm.

**Item #11. PLAT AMENDMENT** Consider plat amendment for Lava Ridge Subdivision Amended II, to split lot 6 into two (2) lots hereafter known as lots 6A and 6B, 4.814 acres, Section 31, T39S, R16W, SLB&M, generally located along 500 North in Veyo. Trudy Thurgood, applicant and Mike Purdy, agent.

The Planner noted these lots do meet the requirements of zoning.

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**Commissioner Balen made a motion to recommend approval of the plat amendment for Lava Ridge Subdivision Amended II. Commissioner Jones seconded the motion, with all four (4) commissioners voting aye.**

**Item #12. PRELIMINARY APPROVAL** Consider preliminary plat approval for Cimmaron Heights Subdivision, 1 lot, containing 1 acre, Section 32, T39S, R16W, SLB&M, generally located south of Pine Valley Mountain Farms Subdivision in the Brookside area. Cimmaron Smith, applicant and Mike Purdy, agent.

The Planner explained that the applicant has submitted a preliminary subdivision plat for the commissions review. The platting includes a vicinity map, drainage, description and all other requirements for preliminary approval. All applicable letters or permits were received at the time the building permit was issued for construction of the home, which was conditionally approved as a 2<sup>nd</sup> dwelling for a family member. The home has been built and the acre of ground split off in 2006 for lending purposes. A stock certificate from the Pine Valley Mountain Farms Water Company showing one share of water to one lot and the septic tank has been installed, with a copy of the permit from the Southwest Utah Public Health Department being submitted for the file. There is a fire hydrant within 250' of the parcel on the north side of the property with easement through a subdivision parcel and some type of hydrant over the water source on the southeast corner of the lots, which covers the Wildland Urban Interface Codes. The BLM canal road will not be developed to County Standards. ***Since this development does not meet the requirements of the County Subdivision Ordinance, the Planning Commission will need to deny this request.*** There will need to be a zone change at the time of final approval from RA-10 to RA-1.

The commission discussed the fact that Canal Drive is a BLM right-of-way. Commissioner Everett said the applicant can get access from the BLM and improve it. He included he would not be comfortable approving a subdivision without an access. The Chairman clarified that they cannot approve a subdivision without an access.

Todd Edwards, County Engineer, said he did not know if Canal Drive would qualify for a public road because of visibility.

Trudy Thurgood, applicant said she spoke with UDOT about that particular road and they did not have any concerns about it.

Todd Edwards agreed it is fine as a driveway, but he did not think it would meet the requirements for a county road.

The commission and staff discussed the possibility of Canal Drive being a RS 2477. They did not think that would be beneficial to the applicant. It was agreed that the applicant needs to meet all of the subdivision requirements, county ordinances and zoning requirements and they have not done that at this time.



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**Motion was made by Commissioner Everett to deny action on the preliminary plat approval for Cimmaron Heights Subdivision because the Planning Commission does not have the proper authority to take action on this item. Commissioner Wilson seconded the motion, with all four (4) commissioners voting aye.**

**Item # 13. PUBLIC HEARING** Open hearing for a zone change on Residential Agricultural 10 acres (RA-10) to Residential Agricultural 1 acre (RA-1) near Brookside in the unincorporated area. Cimmaron Smith, applicant.

This item was removed from the agenda.

**Item # 14. ZONE CHANGE:** Request permission for a zone change from RA-20 (Residential Agricultural 10 acres) to RA -1(Residential Agricultural 1 acre) zone, a portion of Sections 32, T39S, R16W, SLB&M, generally located south of Brookside in the unincorporated area. Cimmaron Smith, applicant.

**Motion was made by Commissioner Everett to deny the zone change because the Planning Commission does not have the proper authority to take action on this item. Commissioner Balen seconded the motion, with all four (4) commissioners voting aye.**

**Item # 15. PUBLIC HEARING** Open hearing for a final plat approval for Cimmaron Heights Subdivision, 1 lot, generally located south of Pine Valley Mountain Farms Subdivision in the Brookside area. Cimmaron Smith, applicant

This item was removed from the agenda.

**Item # 16. FINAL APPROVAL** Consider final plat approval for Cimmaron Heights Subdivision, 1 lot, containing 1 acre, Section 32, T39S, R16W, SLB&M, generally located south of Pine Valley Mountain Farms Subdivision in the Brookside area. Cimmaron Smith, applicant and Mike Purdy, agent.

**Motion was made by Commissioner Everett to deny the final plat approval because the Planning Commission does not have the proper authority to take action on this item. Commissioner Wilson seconded the motion, with all four (4) commissioners voting aye.**

Rachelle Ehlert, Deputy Attorney, said legal council will have to recommend the County Commission deny this request as well.

**Item #17. STAFF DECISIONS** Review of decisions from the Land Use Authority Staff Meeting held on September 7, 2010. County initiated.

The staff meeting convened at 9:30 a.m. Staff Members Present: Deon Goheen, Planning & Zoning Administrator; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Rachelle Ehlert, Deputy Civil Attorney; Darwin Hall, Ash Creek Special Service District

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Director; Tina Esplin, Washington County Water Conservancy District; Robert Beers, Southwest Utah Public Health Department; Becky Marchal, Questar Preconstruction Specialist; and Paul Wright, Department of Environmental Quality.

Excused: Ron Whitehead, Public Works Director

### **CONDITIONAL USE PERMITS:**

#### **A. Request permission for a single family dwelling within the OST-20 zone, in the Holt Canyon area east of Enterprise, Utah. Gina G. Hamlin, applicant.**

The applicant meets the requirements for the Conditional Use Permit by submitting a site plan, deeds of ownership, septic permit from the Southwest Utah Public Health Department (SUPHD), and a culinary water use from a private well showing quantity and quality. Single family dwellings are conditionally approved within the OST-20 zone, with this property containing a total of 20 acres. The property is accessed from the Holt Canyon Road, generally located east of Bench Road in the Enterprise area. The site plan meets all setback requirements of 25' on all sides, rear and front. The Wildland Urban Interface for fire protection would need to be addressed during the permitting process at the staff level. Robert Beers, SUPHD representative, stated that the septic permit meets their requirement and density having been reviewed by Washington County Water Conservancy District (WCWCD). **The staff granted approval of the Conditional Use Permit for a single family dwelling for the period of one (1) year.**

#### **B. Request permission for a single family dwelling within the OST-20 zone, Kannarra Mtn. access to Kolob Mtn. Sam Larson, applicant.**

Construction has begun on this parcel and red tagged, so the applicant has filed for a Conditional Use Permit to come into compliance. The applicant meets the requirements for the Conditional Use Permit by submitting a site plan, deeds of ownership, septic permit from the Southwest Utah Public Health Department (SUPHD), and a culinary water use from a private well showing quantity and quality. Single family dwellings are conditionally approved within the OST-20 zone, with this property containing a total of 360 acres. The property has also been setup under a conservation easement, so not more than 3 cabins could ever be built on this parcel of land. The property is accessed from a Kannarra Mountain Road, generally located northwest of the Kolob Mountain recreational area. The site plan meets all setback requirements of 25' on all sides, rear and front. The Wildland Urban Interface for fire protection would need to be addressed during the permitting process at the staff level. Robert Beers, SUPHD representative, stated that the septic permit meets their requirement and density having been reviewed by Washington County Water Conservancy District (WCWCD). **The staff granted approval of the Conditional Use Permit for a single family dwelling for the period of one (1) year.**

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**LOT LINE ADJUSTMENT:**

**A. Adjust lot line between two lots in Pine Valley Ranchos (PVR-A-G-24 & 25). William B. A. Bentley, applicant and Bush & Gudgell Engineering/Bob Hermandson, agent.**

The agent submitted an amended plat of the Pine Valley Ranchos Subdivision to resolve the issue of an encroaching home located on Lot 24. Each parcel, Lot 24 and 25 contain more than 13,500 square feet, meeting the requirements of the zoning ordinance. The County Engineer, Todd Edwards said that he reviewed the legal description and everything seems to be order. The easements should be recorded with the deeds. Letters of agreement between property owners will be forth coming. The agent indicated he would have a copy of the agreement and signatures for the file within the week. **Staff felt there should be no problem in granting the Lot Line Adjustment, subject to the items requested by staff and filing a survey plat with the Washington County Map Depository within the required 90 days of survey.**

**Item # 18. MINUTES** Consider approval of the minutes of the regular planning commission meetings held on August 10 & 24, 2010.

**Motion was made by Commissioner Balen to approve the minutes from August 10, 2010. Commissioner Wilson seconded the motion, with all four (4) commissioners voting aye.**

**Motion was made by Commissioner Jones to approve the minutes from August 24, 2010. Commissioner Everett seconded the motion, with all four (4) commissioners voting aye.**

**Item #19. COUNTY COMMISSION ACTION REVIEW.** Review of action taken by the County Commission on Planning Items. County initiated.

The Planner reviewed the action taken on Planning Items by the Washington County Commission on September 7, 2010, beginning at 4:00 p.m.: (a) Conditional use for 3 RV pads for a private recreational facility at the Peek-a-Boo Ranch, within the OST-20 zone on 57 acres generally located near Brookside... Monte Holm, applicant; and (b) Review of Planning Commission Procedures and Rules of Order. County initiated.

**The Planner said these items were approved by the County Commission based on the recommendations of the Planning Commission.**

**Item #20. COMMISSION & STAFF REPORTS:** General reporting on various topics. County initiated.

Commissioner Balen made a motion to adjourn the meeting. Commissioner Wilson seconded the motion, with all four (4) commissioners voting aye. There being no further business at 3:57 p.m., Chairman Stucki adjourned the meeting.

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Darby Klungervik, Planning Secretary